

1506 Highway31A,
NEW DENVER BC
\$798,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

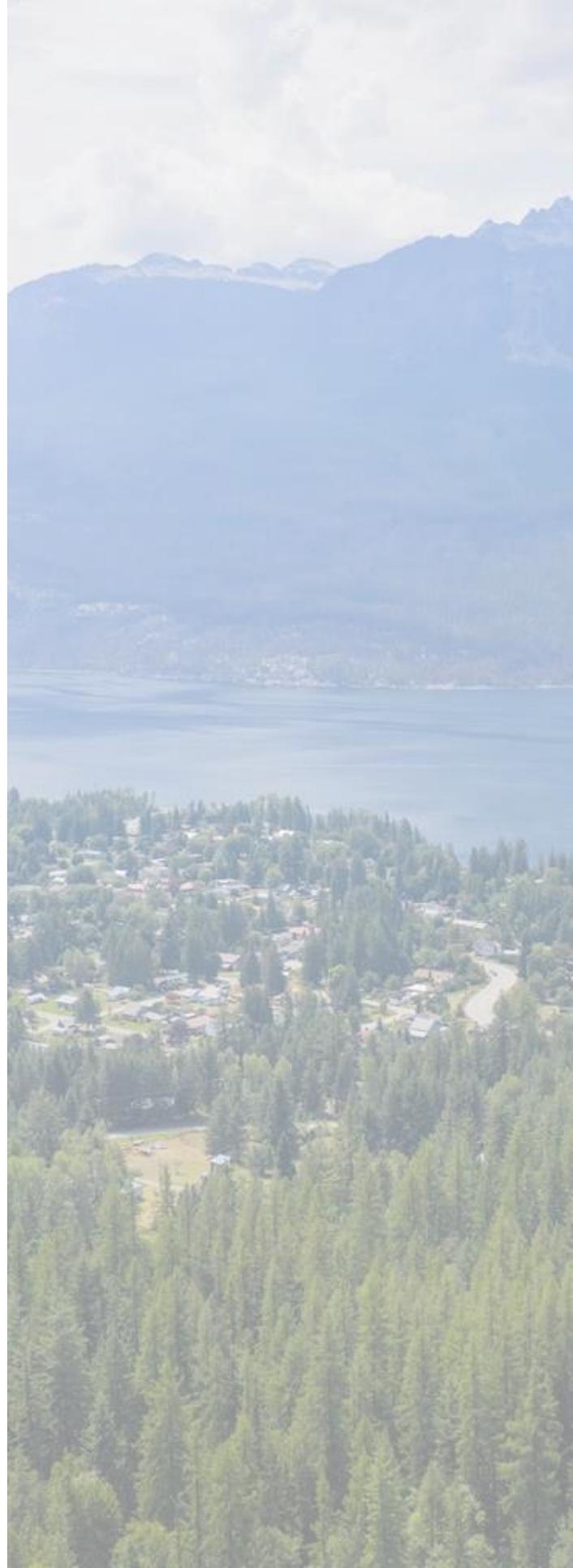
Set on 8.68 private acres just minutes from the village of New Denver, this log home offers space, privacy, and the kind of setting people move to the Slocan Valley for. Surrounded by forest and mountain views, the property provides room to live closer to nature while still being connected to the community.

The 4-bedroom, 2-bath home features warm log construction, vaulted ceilings, and generous sun decks that extend the living space outdoors. With approximately 2,300 sq ft across multiple levels, the home offers flexible space for family, guests, creative work, or simply spreading out and enjoying the quiet of the land.

The acreage itself provides privacy and usable space for gardens, small-scale self-sufficiency, recreation, or future ideas. Municipal water service, septic system, and easy highway access add practical convenience to a rural setting.

Located near Slocan Lake and the vibrant small community of New Denver, the property offers the balance many people seek in the Kootenays: land, independence, and access to one of the most naturally beautiful regions in British Columbia.

MLS: 10378874 **Size:** 8.68 Acres
Services: municipal water, septic, hydro, internet and telephone/cell available



TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

1506 HIGHWAY 31A NEW DENVER

Area-Jurisdiction-Roll: 21-551-01702.000



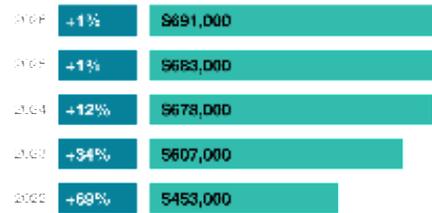
Total value \$691,000

2026 assessment as of July 1, 2025

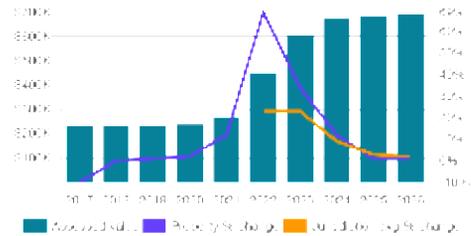
| | |
|-----------|-----------|
| Land | \$458,000 |
| Buildings | \$233,000 |

| | |
|---------------------|-----------|
| Previous year value | \$683,000 |
| Land | \$460,000 |
| Buildings | \$223,000 |

Property value history



Property value and Village of New Denver jurisdiction change



Property information

| | |
|----------------------|------------------------|
| Year built | 1968 |
| Description | 1 STY house - Standard |
| Bedrooms | 3 |
| Baths | 2 |
| Carpports | C |
| Garages | |
| Land size | 8.68 Acres |
| First floor area | 944 |
| Second floor area | |
| Basement finish area | 1,030 |
| Strata area | |
| Building storeys | 1 |
| Gross leasable area | |

Legal description and parcel ID

PARCEL A, BLOCK B, PLAN NEP6766, DISTRICT LOT 485, KOOTENAY LAND DISTRICT, (SEE 1999561)
PID: 006-234-126

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

EXPENSES

Property Taxes:

2025
\$3588



Municipal Water :

2025
\$613/YR



Insurance (HUB)

\$2920 approx. / year



*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

PROPERTY DISCLOSURE STATEMENT

Authentign ID: A18962859-BC-F111-3A49-0003A4FF82A



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 5 PAGES

Date of disclosure: March 10 2026



The following is a statement made by the Seller concerning the Premises located at:

ADDRESS: 1506 Highway 31A New Denver BC V0G 1S0 (the "Premises")

| THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement and, where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer. | THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES. | | | |
|---|--|----|-------------|----------------|
| | YES | NO | DO NOT KNOW | DOES NOT APPLY |

1. LAND

| | | | | |
|--|---|---|---|--|
| A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way? <u>neighbour has water license for a spring which is located on subject property but no easement</u> | X | | | |
| B. Are you aware of any existing tenancies, written or oral? | | X | | |
| C. Are you aware of any past or present underground oil storage tank(s) on the Premises? | | X | | |
| D. Is there a survey certificate available? | | | X | |
| E. Are you aware of any current or pending local improvement levies / charges? | | X | | |
| F. Have you received any other notice or claim affecting the Premises from any person or public body? | | X | | |

2. SERVICES

| | | | | |
|--|---|---|--|--|
| A. Please indicate the water system(s) the Premises uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government or private utility). <input type="checkbox"/> I have a private groundwater system (e.g., a well). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Not connected. Other <u>There is one water license in place before Village of New Denver starting providing water</u> | | | | |
| B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government. | | | | |
| (i) Do you have a water licence for the Premises already? | X | | | |
| (ii) Have you applied for a water licence and are awaiting a response? | | X | | |
| C. Are you aware of any problems with the water system? | | X | | |

| | | |
|--|--|--|
| | | |
|--|--|--|

BUYER'S INITIALS

| | | |
|-----|--|--|
| SFR | | |
|-----|--|--|

SELLER'S INITIALS

BC1002 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

Authentign ID: A1B96AEE-AB1C-F111-9A49-000D3A4FF82A

March 10 2026

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1506 Highway 31A New Denver

BC V09 180

| 2. SERVICES (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------|----------------|
| D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)? | | | X | |
| E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)? | | | X | |
| F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____ | | | | |
| G. Are you aware of any problems with the sanitary sewer system? | | X | | |
| H. Are there any current service contracts (e.g., septic removal or maintenance)? | | X | | |
| I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? | | | | X |

3. BUILDING

| | | | | |
|--|---|---|---|------------------|
| A. To the best of your knowledge, are the exterior walls insulated? | X | | | Log Construction |
| B. To the best of your knowledge, is the ceiling insulated? | X | | | |
| C. To the best of your knowledge, have the Premises ever contained any asbestos products? | | X | | |
| D. Has a final building inspection been approved, or has a final occupancy permit been obtained? | | | X | |
| E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT-certified inspector? | | | | |
| F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats? | | X | | |
| G. Are you aware of any structural problems with any of the buildings? | | X | | |
| H. Are you aware of any additions or alterations made in the last 60 days? | | X | | |
| I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)? | | X | | |
| J. Are you aware of any problems with the heating and / or central air conditioning system? small bedroom in bsmt baseboard heater doesn't work | X | | | |

| | | |
|--|--|--|
| | | |
|--|--|--|

BUYER'S INITIALS

| | | |
|---|--|--|
|  | | |
|---|--|--|

SELLER'S INITIALS

BC1002 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

Authentign ID: A1B96AEE-AB1C-F111-9A49-0003A4FF82A

March 10 2026 PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1506 Highway 31A New Denver BC V0G 1R0

| 3. BUILDING (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----|----|-------------|----------------|
| K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space? | | X | | |
| L. Are you aware of any damage due to wind, fire or water? | | X | | |
| M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>14</u> years old) | | X | | |
| N. Are you aware of any problems with the electrical or gas system? | | X | | |
| O. Are you aware of any problems with the plumbing system? | | X | | |
| P. Are you aware of any problems with the swimming pool and / or hot tub? | | | | X |
| Q. Do the Premises contain unauthorized accommodation? | | X | | |
| R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)? | | X | | |
| S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.) | | X | | |
| T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? | | X | | |
| U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY) | | X | | |
| V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ (date of test (DD/MM/YYYY)) | | X | | |
| W. Is there a radon mitigation system on the Premises? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system? | | X | | |

4. GENERAL

| | | | | |
|---|--|---|--|--|
| A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances? | | X | | |
|---|--|---|--|--|

BUYER'S INITIALS

SELLER'S INITIALS

BC1002 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: A1B96AEE-AB1C-F111-9A49-000D3A4FF62A

March 10 2026 _____ PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1506 Highway 31A New Denver BC V0G 1R0

| 4. GENERAL (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------|----------------|
| B. Are you aware of any latent defect with respect to the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i> | | X | | |
| C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)? | | X | | |
| D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)? | | X | | |

5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

| | | |
|--|--|--|
| | | |
|--|--|--|

BUYER'S INITIALS

| | | |
|--|--|--|
| | | |
|--|--|--|

SELLER'S INITIALS

BC1002 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

RDCK REPORT

Cadastre - Property Lines

| # | Folio | PID | Site Address | Actual Use | Plan Number |
|---|--|-------------|---------------------------------------|---|---------------|
| 1 | 551.01702.000 | 006-214-126 | 1506 HIGHWAY 31A, RURAL NEW DENVER | 2 Acres Or More (Single Family Dwelling, Duplex) | NEP6766 |
| # | LTO Number | Lot | Block | District Lot | Land District |
| 1 | KW36528 | - | B | 485 | KOOTENAY |
| # | Legal Long | Lot Size | Lot Description | Area(acres) | |
| 1 | PARCEL A BLOCK B PLAN NEP6766 DISTRICT LOT 485 KOOTENAY LAND DISTRICT (SEE 1999561) | 8.68 | ACRES | 8.68 | |

Addressing

| # | Full Address | Unit | Number | Street Name | Street Type | Community | Count |
|---|---------------------|------|--------|-------------|-------------|------------|-------|
| 1 | 1506 HIGHWAY 31A | - | 1506 | HIGHWAY 31A | - | New Denver | 1 |

Electoral Areas

| # | Area Name | Director | Area(acres) |
|---|--------------------------------------|----------------|-------------|
| 1 | New Denver | Leonard Casley | 8.68 |
| 2 | Electoral Area H - The Slocan Valley | Walter Popoff | < 0.01 |

Fire Service Areas

| # | Bylaw | Department | Area(acres) |
|---|-------|------------|-------------|
| 1 | - | NEW DENVER | 8.68 |

Water Systems

| # | District | Bylaw | Service Type | Area(acres) |
|---|------------|-------|--------------|-------------|
| 1 | NEW DENVER | - | MUNICIPAL | 8.68 |

Official Community Plan

| # | Bylaw | Class | Class Description | Legend | Area(acres) |
|---|-------|-------|-------------------|-------------------|-------------|
| 1 | 1967 | R3 | Rural Residential | Rural Residential | 8.68 |

Development Permit Areas

| # | Bylaw | DPA_Type | DocumentLinkURL | Description | Area(acres) |
|---|-------|-------------|--|--|-------------|
| 1 | 1967 | Watercourse | 1967-H_OCP_Consolidated_2754.pdf | The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development. | 2.67 |

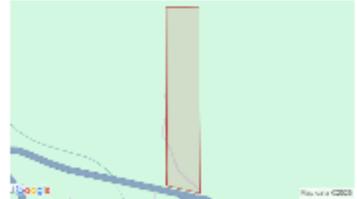
The mapping information shown are approximate representations and should be used for reference purposes only.

SUMMARY

Summary Sheet

1506 HIGHWAY 31A New Denver BC

| | |
|-------------------|---|
| PID | 006-214-126 |
| Registered Owner | BO*, S* |
| Legal Description | PARCEL A (SEE 199956I) LOT B DISTRICT LOT 485 KOOTENAY DISTRICT PLAN 6766 |
| Plan | NEP6766 |
| Zoning | |
| Community Plan(s) | OCP: R3 - Rural Residential, not in ALR |



| | | | |
|---------------|------------|--------------|--|
| Year Built | 1968 | Structure | 2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX) |
| Lot Size | 8.31 acres | Bedrooms | 3 |
| Bathrooms | 2 | Dimensions | - |
| Max Elev. | 758.72 m | Min Elev. | 639.71 m |
| Floor Area | 1974 Ft² | Walk Score | - |
| Transit Score | - | Annual Taxes | \$60.00 |

ASSESSMENT

| | 2024 | % | 2025 |
|----------|-----------|---------|-----------|
| Building | \$230,000 | ↓ -3.04 | \$223,000 |
| Land | \$448,000 | ↑ 2.68 | \$460,000 |
| Total | \$678,000 | ↑ 0.74 | \$683,000 |

APPRECIATION

| | Date | (\$) | % Growth |
|---------------|------------|-----------|----------|
| Assessment | 2025 | \$683,000 | ↑ 228.37 |
| Sales History | 31/03/2004 | \$208,000 | ↑ 7 |
| | 20/08/1993 | \$195,000 | - |

RECENT MLS® HISTORY

| | Status (Date) | DOM | LP/SP | Firm |
|-----------|-----------------------|-----|-----------------------|--|
| 2101686KO | Sold 01/04/2004 | 2 | \$229,000 / \$208,000 | Coldwell Banker Rosling Real Estate (Nelson) |
| 2097656KO | Expired 31/10/2003 | 155 | \$229,000 / \$0 | Coldwell Banker Rosling Real Estate (Nelson) |

DEVELOPMENT APPLICATIONS

-

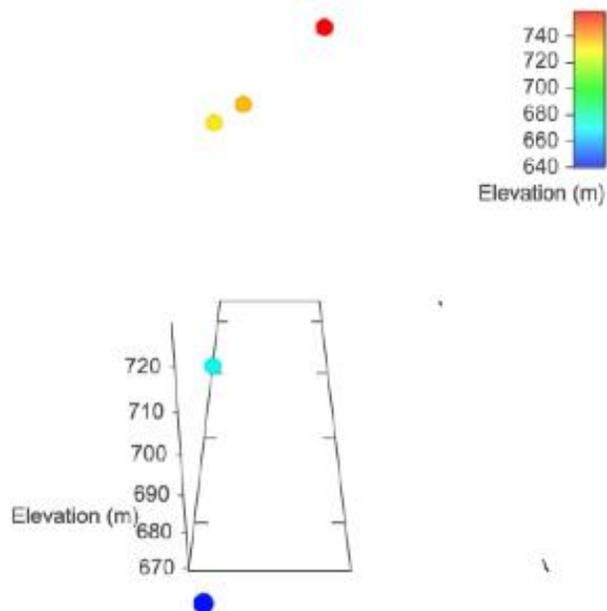
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 758.72 m | Min Elevation: 639.71 m | Difference: 119.01 m

ZONING

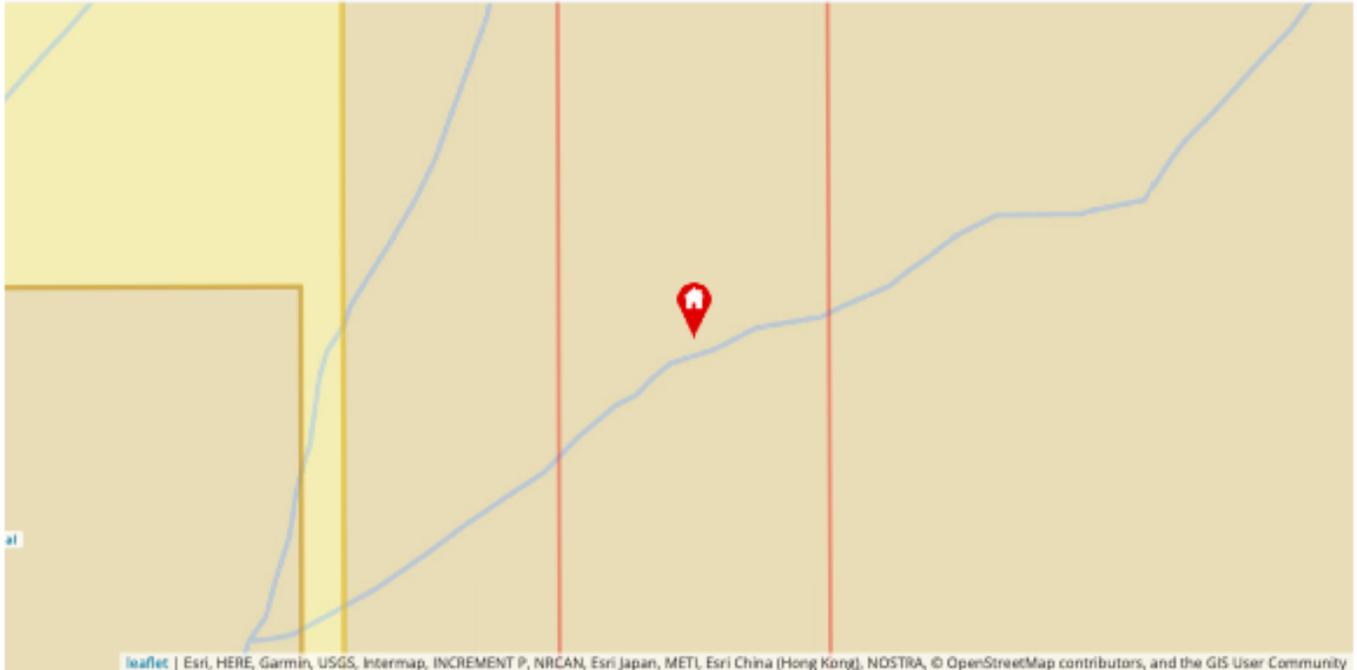
Land Use

Subject Property Designation Summary

| Datasource | Subject Property Designation |
|------------------------------|--|
| Zoning | Not Applicable |
| Official Community Plan | R3 - Rural Residential |
| Neighbourhood Community Plan | Not Applicable |
| Floodplain Data | Status: Not in Floodplain |

Land Use

Official Community Plan



Subject Property Designations:

[R3 - Rural Residential](#)

Layer Legend:

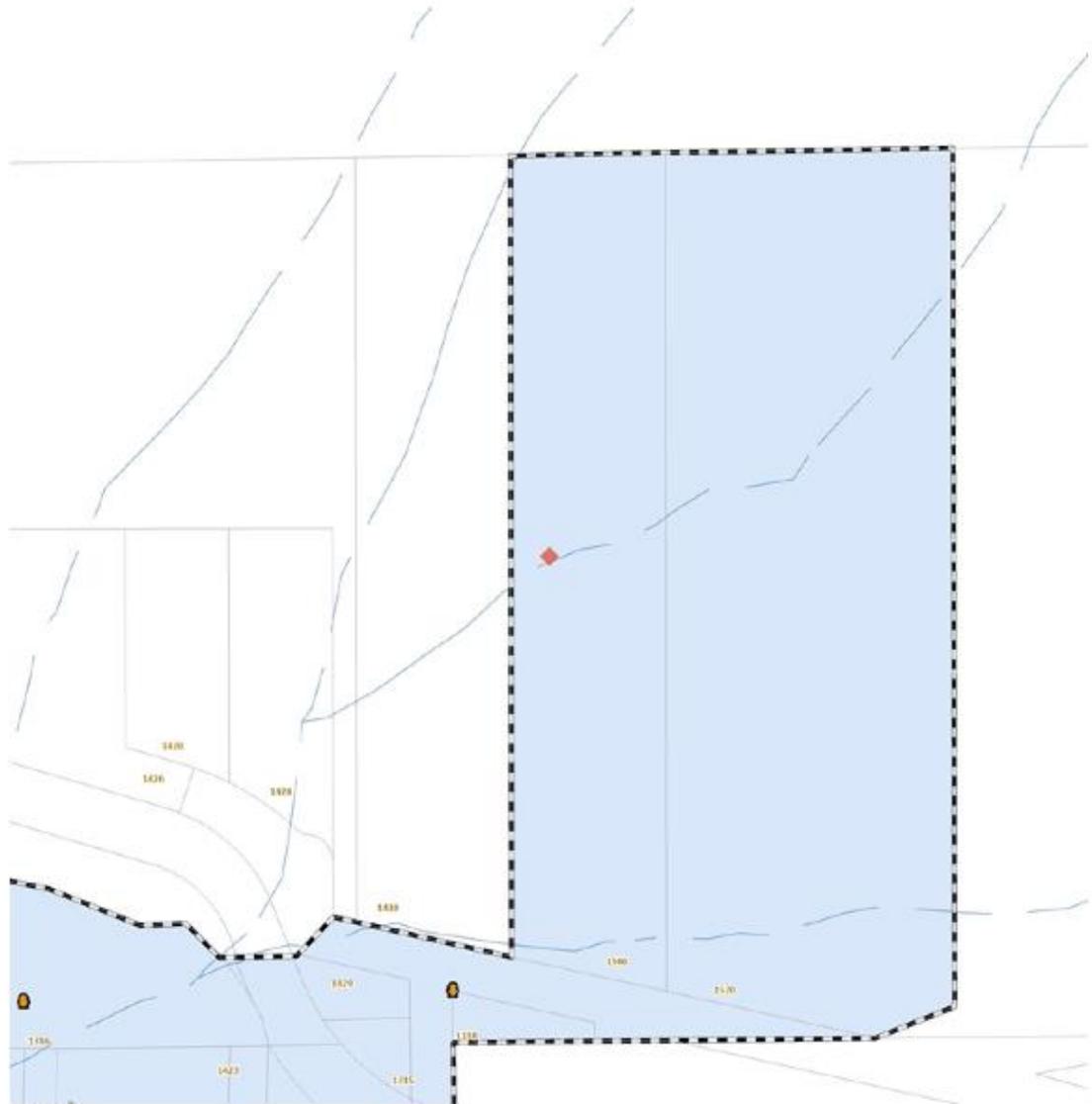
● R3 - Rural Residential

● PA - Parks and Recreation, Culture and Heritage

UTILITIES

Regional District of Central Kootenay GIS

Utilities



Legend

- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- RDCK OWNED
- Address Points

COMMUNITY INFORMATION

| Type | Centre | Distance (km) | Driving Time |
|-------------------------------------|--|---------------|--------------|
| School | Lucerne Elementary & Secondary School | 190m | 2 min |
| | JV Humphries Elementary & Secondary School | 46.6 | 44 min |
| Shopping | Downtown New Denver | 200m | 1 min |
| | Downtown Nakusp | 46.3 | 35 min |
| | Baker Street, Nelson | 99.7 | 1 hr 18 min |
| Airport | West Kootenay Regional Airport, Castlegar | 96.3 | 1 hr 15 min |
| | Trail Regional Airport | 135 | 1 hr 48 min |
| Major Cities | Kelowna, BC | 288 | 4 hr 6 min |
| | Nelson, BC | 100 | 1 hr 19 min |
| | Spokane, WA | 331 | 4 hr 18 min |
| | Castlegar, BC | 99.3 | 1 hr 19 min |
| | Calgary, AB | 557 | 6 hr 37 min |
| | Vancouver, BC | 709 | 8 hr 12 min |
| Hospital/ Medical Centre | Slocan Community Health Centre, New Denver | 1.1 | 4 min |
| | Kootenay Boundary Regional Hospital, Trail | 126 | 1 hr 39 min |
| | Kootenay Lake Hospital, Nelson | 101 | 1 hr 21 min |
| Dentist | Kootenay Lake Dental Clinic, Nelson | 100 | 1 hr 20 min |
| | Nelson Ave Dental Clinic, Nelson | 102 | 1 hr 22 min |
| | Silverton Dental Clinic, Silverton | 5 | 6 min |
| Postal Services | Canada Post, New Denver | 300m | 1 min |
| Library | New Denver Reading Centre | 270m | 1 min |

Slocan Valley

The distinct historical origins of each community in the Slocan Valley have shaped what they are today. Each community has its own flavour and character and are home to friendly and closely-tied residents. The Slocan Valley is comprised of three municipalities in the north: New Denver, Silverton and the Village of Slocan, and roughly 18 other unincorporated communities in Area H of the Regional District of Central Kootenay (RDCK). In the south end of the Valley, communities like Crescent Valley, Slocan Park and Winlaw offer a variety of services for locals and visitors.

New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment centre for Japanese during the Second World War and is now enjoying a renewed interest from people seeking to find a quiet lifestyle away from urban centres. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks: Valhalla Provincial Park, Kokanee Glacier Provincial Park and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole golf courses in the area, soccer pitches, skating arenas and first-class mountain bike trails round out the rural lifestyle.

Weather

Average Yearly Rainfall (mm): 691

Average Winter Month Snowfall (cm): 188.9

Average High Temperature (c): 22.8

Average Low Temperature (c): -4.3

COMMUNITY INFORMATION

NEW DENVER

Eat

<https://slocanlakechamber.com/visitors/food/>

<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>

<https://slocanvalley.com/valley-directory/categories/accommodations/>

<https://slocanlakechamber.com/visitors/accommodation/>

Play

<https://newdenver.ca/calendar-events/>

<https://www.slocanvalleychamber.com/play>

<https://slocanvalley.com/explore/>

<https://slocanlakechamber.com/visitors/attractions/>

<https://www.hellobc.com/places-to-go/kootenays/>

Government/Regulatory

[Building permits/applications](#)

[Bylaws/Zoning](#)

[Mobile Home Registry](#)

[Homeowner Protection Office](#)

[Front Counter BC](#)

[Interior Health Rural Water System Samples](#)

[Canadian Immigration](#)

Education

K-12 – New Denver – Lucerne Elementary & Secondary School

<https://less.sd10.bc.ca/>

<https://sd10.bc.ca/>

Healthcare

New Denver's Slocan Community Health Centre is a primary care centre with residential care, 24/7 emergency services, an ambulance, lab, X-ray, a hospice room and a medical clinic staffed by three physicians on a rotational basis plus a nurse practitioner. A chiropractor and a massage therapist come to the centre once a week.

<https://www.slocanvalleychamber.com/healthcare>

<https://www.interiorhealth.ca/>

<https://www2.gov.bc.ca/gov/content/health>

Transportation

<https://www.bctransit.com/west-kootenay>



PICTURES

